



## 2 bed terraced house to buy in

Hepscott Avenue, Blackhall Colliery,  
Hartlepool, Durham, TS27 4HP

**£30,000** Starting Bid

 x 2  x 1  x 1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ NO FORWARD CHAIN
- ✓ POPULAR BLACKHALL LOCATION
- ✓ 2 DOUBLE BEDROOMS
- ✓ WITHIN REACH TO LOCAL SHOPS,  
SCHOOLS AND TRANSPORT LINKS
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Arrange a viewing

Claire Nasir  
Senior Manager  
Peterlee

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

\*\*\*\*\* TO BE SOLD VIA ONLINE AUCTION FEES APPLY\*\*\*\*\*

A two-bedroom mid-terraced property offering an excellent opportunity for investors, developers, or buyers seeking a project. Available with no forward chain, the property requires a programme of refurbishment and modernisation throughout but provides great potential to create a comfortable home or rental investment.

The accommodation briefly comprises an entrance into the lounge, leading through to a spacious kitchen/diner. To the rear of the property is a bathroom with a separate WC conveniently located adjacent. To the first floor are two well-proportioned bedrooms.

Situated within the popular village of Blackhall Colliery, the property is conveniently located for local amenities, schools, transport links and the nearby coastline.

An excellent opportunity to acquire a property with significant potential in a well-established residential area.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £30,000

Property Type: Terraced House

Parking: On Street

Heating: Gas

## Lounge

5.54m x 4.16m (18'2" x 13'7")



## Kitchen/Diner

5.62m x 2.68m (18'5" x 8'9")



## Bathroom

2.80m x 1.32m (9'2" x 4'3")



## WC

1.26m x 1.15m (4'1" x 3'9")



## 1st Floor Landing

## Bedroom 1

3.91m x 2.93m (12'9" x 9'7")



## Bedroom 2

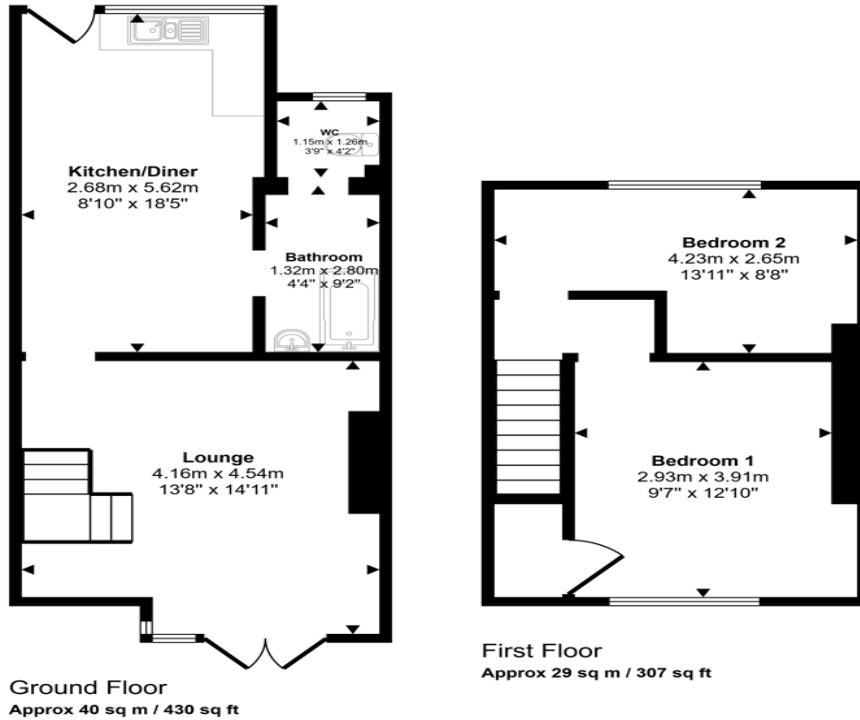
4.23m x 2.65m (13'10" x 8'8")



## Floor Plan



Approx Gross Internal Area  
68 sq m / 736 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**2 Yoden Way, Peterlee, County Durham, SR8 1BP, Tel: 0191 5183521, peterlee@pattinson.co.uk, www.pattinson.co.uk**

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